

Heritage Preservation Commission
January 22, 2026

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on Thursday, January 22, 2026 at 5:30 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members Present:	Jacqueline Montejano, Chair Ronald Finch, Vice Chair Peggy Crabtree, Secretary Kelly Savell Mark Gundert Alex Lohmann Mark McReynolds
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Planning & Zoning Commission Liaison:	Jimmy Poarch (Present)
Heritage Preservation Manager:	Sandy Rehkopf (Present)
Director of Parks & Leisure Services:	Gumaro Martinez (Present)
City Council Liaison:	Patrick Souter (Present)

1. Call to Order

Chair Jacqueline Montejano called the meeting to order at 5:30 p.m.

2. Public Comments

None.

3. Approve the meeting minutes of the meetings held on December 11, 2025 and January 7, 2026

Action:

Peggy Crabtree moved to approve the December 11, 2025 and January 7, 2026 meeting minutes as presented. The motion was seconded by Kelly Savell and carried unanimously (7-0).

4. Consider Certificate of Appropriateness for 815 Circle Street

Gumaro Martinez, Executive Director of Parks and Leisure Services, presented the item. The request involves removing the front addition where the front porch was closed in. Front door and window of same like and kind will be replaced in original locations.

Commissioner Alex Lohmann stated that he visited the property and spoke with the owner confirming the scope of work and its appropriateness.

Action:

Alex Lohmann motioned to approve the Certificate of Appropriateness for 815 Circle. The motion was seconded by Mark McReynolds and carried unanimously (7-0).

5. Consider Certificate of Appropriateness for 608 N. Rogers Street

Mr. Martinez presented the request and contractor, Jason Blair, was present. The request involves repair to the left pillar of the front porch where the brick has shifted and is beginning to buckle. The contractor stated that he expects to shore up the weight and manually shift the pillar without having to deconstruct it. If it is necessary to repair a small section, he will preserve and use original brick.

Commissioner Alex Lohmann stated that he visited the property and was able to speak to the contractor to confirm the scope of work.

Action:

Peggy Crabtree motioned to approve the Certificate of Appropriateness for 608 N Rogers. The motion was seconded by Alex Lohmann and carried unanimously (7-0).

6. Consider Historic Tax Incentives for Previously Qualified Historic Resources

Mr. Martinez presented the item. He reminded the Commissioners of the new annual review process for re-applications where properties were approved in the prior tax year and no significant exterior changes were identified and use of a consent agenda approach to approve in bulk.

Mr. Martinez presented 51 properties and provided the Commissioners the opportunity to request discussion on any property. No requests were received.

Historic Tax Incentives Considered:

- 817 West Main
- 700 Water
- 700 South Rogers
- 626 Kaufman
- 626 Dunn
- 605 E Marvin Ave
- 600 Sycamore
- 521 E Ross
- 515 N College
- 512 N Grand Ave
- 501 Dunn Street
- 500 Madison
- 422 Dr Martin Luther King Jr
- 417 W Jefferson St
- 405 W Franklin
- 404 Perry Ave
- 401 E Marvin Ave
- 321 East University
- 3203 Howard Road
- 311 N Flat

- 300 Harbin Ave.
- 300 E Parks
- 243 Patrick St
- 2202 Howard Rd
- 218 University Ave
- 217 E Main
- 213 S College Street
- 209 W Jefferson
- 209 W Franklin
- 208 Wyatt
- 208 North Grand Ave
- 206 Lavista St
- 205 Overhill Dr
- 205 Lavista St
- 203 S College
- 203 Criddle
- 200 N Rogers
- 15 Yinger
- 1408 W Jefferson
- 120 University Ave.
- 117 W University
- 115 W University
- 105 Greenbrier
- 104 S Rogers St
- 104 Harbin Ave
- 104 Bateman
- 102 Griffin
- 1020 W. Main St.
- 101 S College
- 1015 Water
- 100 S Rogers St

Action:

Alex Lohmann moved to approve the list of fifty-one previously qualified historic resources as submitted via Memo and recommended by staff for the 2026 year. The motion was seconded by Ronald Finch and approved unanimously (7-0).

7. Consider Historic Tax Incentives for Historic Resources not Previously Qualified

Mr. Martinez presented the item. He presented new applications for seventeen properties to the commission for consideration. The Commission reviewed and discussed each property thoroughly.

Historic Tax Incentives Considered:

- 307 Monticello* (tabled from 12/11/25)
- 401 Turner* (tabled from 12/11/25)
- 604 Royal* (tabled from 12/11/25)
- 1203 W Marvin
- 711 W Main
- 810 E Marvin
- 622 Dunn
- 612 W Parks Ave
- 608 W Parks Ave
- 500 Bryson
- 321 University
- 309 Highland
- 307 Highland
- 203 W University
- 115 Overhill
- 109 Savannah
- 107 Park Dr

Action:

Ronald Finch motioned to:

Table the Certificate of Appropriateness for three properties to allow site visits:

- *401 Turner – to make recommendations on gable detail and porch posts.*
- *500 Bryson – to research siding*
- *109 Savannah – to gather historic photo of garage door*

Deny the Certificate of Appropriateness for three properties:

- *321 University for windows*
- *309 Highland for porch posts*
- *203 W University for windows*

Approve the remaining eleven properties:

- *307 Monticello*
- *604 Royal*
- *1203 W Marvin*
- *711 W Main*
- *810 E Marvin*
- *622 Dunn*
- *612 W Parks Ave*
- *608 W Parks Ave*
- *307 Highland*
- *115 Overhill*
- *107 Park*

The motion was seconded by Kelly Savell and carried unanimously (7-0).

8. Consider Additional Tax Credits Applications for Routine Maintenance or Restoration of Residential or Commercial Properties

Mr. Martinez presented a new application for historic tax incentive which included a request for additional tax credit associated with routine maintenance and/or restoration efforts for the property:

- 303 Kirven

Mr. Martinez then presented applications that were previously approved for tax credit in the prior year which included requests for additional tax credits associated with routine maintenance and/or restoration efforts for properties:

- 203 Bryson
- 1500 W Main
- 105/107 Franklin

The Commission reviewed each property and discussed each at length.

Action:

Mark Gundert motioned to:

Deny the historic tax incentive and Deny the additional tax credit for:

- 303 Kirven – for porch railing and new porch flooring not appropriate

Approve the tax incentives and Deny the additional tax credits for:

- 203 Bryson – interior repairs, not qualified
- 1500 W Main – interior repairs, not qualified
- 105/107 Franklin – no COA for windows

The motion was seconded by Peggy Crabtree and approved unanimously (7-0).

9. Comments by Commission members and City staff

Chair Montejano mentioned making a change to the tax incentive application by adding a question for the property owners, “Has the property undergone any exterior repairs or alterations in the past year?”. This question may ease the burden of the commission trying to determine in the meetings if items in the photos are the same or not, since the quality of many photos is not conducive for making comparisons. This question on the application would allow confirmation without tabling of properties and/or property owner being present at the meeting.

Chair Montejano initiated additional discussion about how the Commission can be more available to property owners both to make specific recommendations and to provide general education about historic preservation. Discussion ensued about potentially partnering with another historic preservation group, such as HWI, to host an event for citizens in May to align with Historic Preservation Month.

Commissioners Jacqueline Montejano, Alex Lohmann, Ron Finch, and Mayor Pro Tem Souter volunteered to establish a Planning Committee around the event idea suggested.

Lastly, Commissioner Montejano requested to reschedule the April 9, 2026 HPC meeting due to the majority of the Commissioners and the staff being away at the annual conference. After brief discussion of available dates and potential agenda content, it was unanimously agreed to reschedule the meeting for April 23, 2026.

10. Adjourn

There being no further business, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Sandy Rehkopf
Historic Preservation Manager